



# Cornerstone Company

Commercial Real Estate Services

October 9, 2007

City of Las Vegas  
Planning and Development  
731 South 4<sup>th</sup> Street  
Las Vegas, NV 89101

RE: Justification Letter – Special Use Permit – APN: 162-03-410-007

Dear Planning and Development Department,

Enclosed is an application for a Special Use Permit for a Package Liquor Off-Sale Establishment for that property located at the northeast corner of Cincinnati Avenue and Las Vegas Blvd., more specifically described as APN: 162-03-410-007 (the “property”) by Cornerstone Company.

The property consists of 1.8 acres of land zoned C-2 (General Commercial). Cornerstone Company proposes to develop an approximately 5500 sq ft +/- Package Liquor Off-Sale Establishment on the property to sell package liquor and fine wine as well as miscellaneous grocery and sundry products. The proposed Package Liquor Off-Sale Establishment will be located in the existing retail building on the property fronting Las Vegas Blvd.

The proposed use is appropriate because the property is not located within four hundred (400) feet of a church, synagogue, school, child care family licensed for more than 12 children, or City park.

The proposed Package Liquor Off-Sale Establishment will provide a first rate retail operation to serve the tourists and businesses in the area.

Therefore, we respectfully request the approval of the requested Special Use Permit. If you have any questions, please contact me at (702) 383-3033.

Thank you,

Justin M. Michaels  
Cornerstone Company

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**11/29/07 PC**

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